

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14946, as amended, of the District of Columbia Department of Public and Assisted Housing, pursuant to 11 DCMR 3108.1, for a special exception under Sections 205 and 330.5(d) to establish a child development center for thirty-nine children, ages two to fourteen, one director, two teachers and two aides, in the basement in an R-5-B District at premises 1000 - 12th Street, S.E., (Square 1023, Lot 122).

HEARING DATE: November 18, 1988
DECISION DATE: November 18, 1988 (Bench Decision)

SUMMARY ORDER

At the public hearing, the applicant amended the application to include one staff director.

The site of the application is located in Advisory Neighborhood Commission ("ANC") 6B. ANC 6B, which is automatically a party to the application, filed a written statement of issues and concerns in support of the application.

The Board duly provided timely notice of the public hearing on this application, by publication in the D.C. Register, and by mail to ANC 6B and to owners of property within 200 feet of the site.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a special exception pursuant to 11 DCMR 205. No person or entity appeared at the hearing or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party. Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3108, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and maps. It is therefore ORDERED that the application is granted, subject to the following CONDITIONS:

1. The child development center (CDC) shall have a maximum of 39 children, ages 2 to 14 years, and a staff of one director, 2 teachers and 2 aides.
2. The hours of operation shall be Monday through Friday from 7:00 A.M. to 6:00 P.M.
3. The CDC shall be located on the ground floor in accordance with the plans marked as Exhibit No. 29 of the record.
4. One off-street parking space shall be provided for the exclusive use of the CDC in the existing parking lot as shown on Exhibit No. 29 of the record.
5. The pick-up and drop-off of children shall be from the existing parking lot as shown on Exhibit No. 29 of the record.
6. The CDC shall meet all applicable licensing requirements of the District of Columbia.

Pursuant to 11 DCMR 3301.1, the Board has determined to waive the requirement of 11 DCMR 3331.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is not prohibited by law.

VOTE: 4-0 (Charles R. Norris, Paula L. Jewell, William F. McIntosh and Carrie L. Thornhill to approve).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



EDWARD L. CURRY
Executive Director

FINAL DATE OF ORDER: DEC 16 1988

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

14946order/BHS